

14 WILLOW TREE LANE, UB4 9BB - TRANSPORT STATEMENT

20th June 2025

OUTLINE :

This statement is to support a planning application for change of use from dwelling house (Class C3) to 8 bed / **maximum 8 person HMO** (Class Sui Generis) to a semi-detached property.

STATEMENT:

The site is located at the Western end of Willow Tree Lane and close to the junction of Yeading Lane. The area has a PTAL rating of 2 – see Appendix 3 for Transport For London report.

The property has recently gone through the construction of a 2 storey side extension and this application is seeking consent for a change of use from Class C3 (Dwelling) to an 8 bed /8 person Sui Generis (Large HMO).

The property does have a large front hardstanding space suitable for 2 vehicles. It is important to note that there is no Council Parking Management Scheme in the local area – see map plan appendix 1. All local residents are free to park on the surrounding roads subject to single & double line markings.

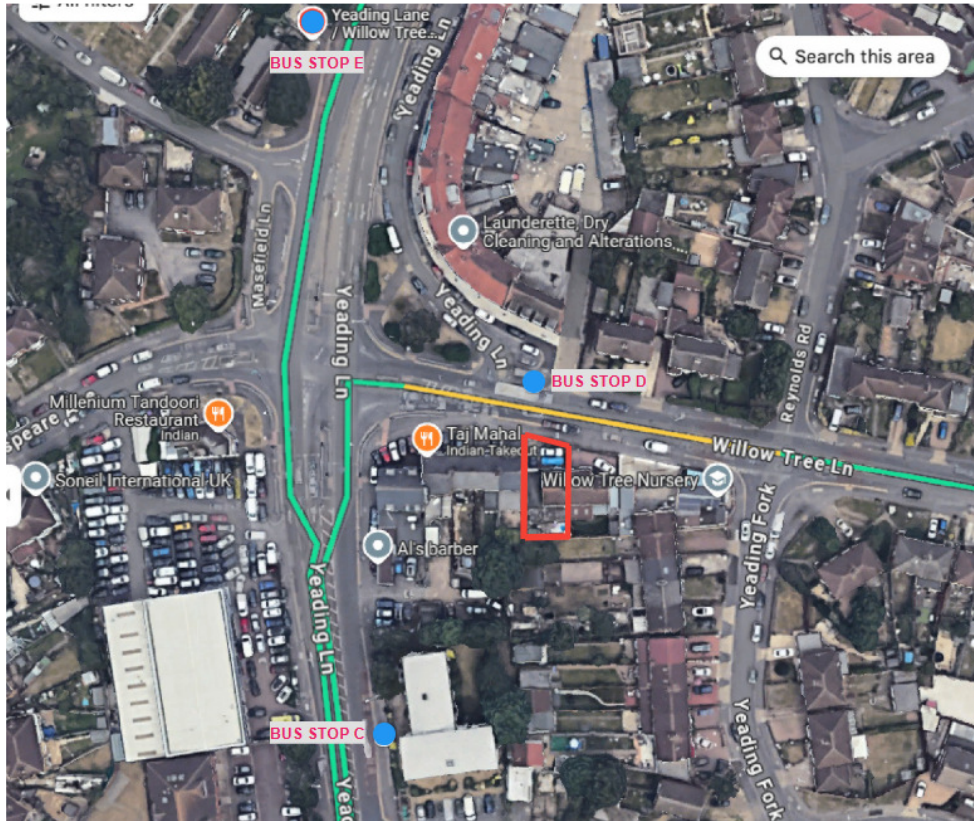
The proposed plans include provisions for 8 secure bike stands in the rear garden. Positioned in the back garden, the bikes are secured behind a locked side gate and will also be out of sight from a very busy public roadside reducing the risk of theft. Access to the bikes is level and step free.

The site has a PTAL 2 rating – see Appendix 3 for Transport For London report. The site is well served by the E6, 696, 697, 140 and SL9 buses which travel between Hayes, Greenford, Harrow, Northolt and Ruislip providing links to both numerous train and underground tube stations – see bus list in appendix 2. Please note the bus stop for the E6 & 696 is directly opposite the house, and the 697, 140 and SL9 bus stop is 5 minute walking distance away – See satellite image for bus stop location in relation to application site. The site is very well connected to local facilities, towns and wider transport by non-car modes of travel.

The SL9 Super Loop bus is minutes walk away and is part of a network of 10 express bus routes in outer London. The Superloop is now complete, with routes circling the entire capital. It connects town centres, hospitals, schools, and transport hubs.

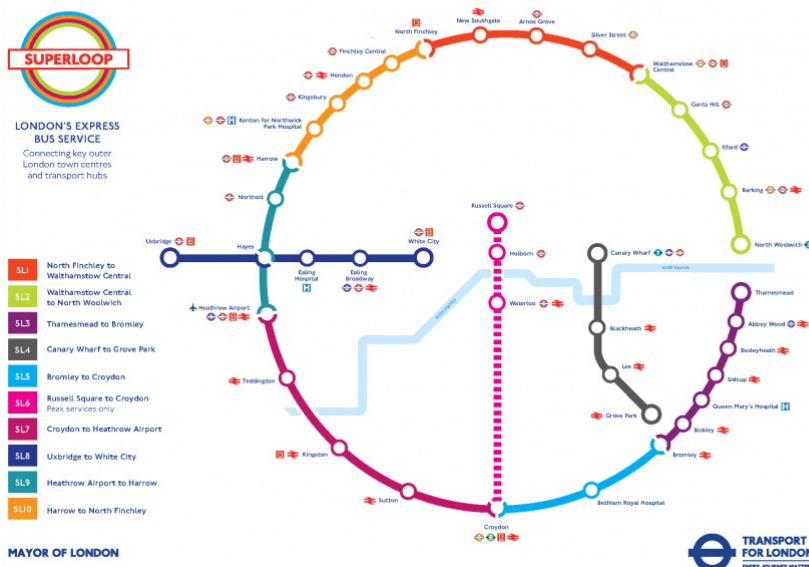
The Superloop is a key part of the Mayor's commitment to improve the bus network in outer London to maximise the benefits of the London-wide Ultra Low Emission Zone (ULEZ) expansion. As noted above, the bus stop to access the Superloop is only a few minutes' walk away.

The photo belows shows the location of the site (red outline) and bus stops which are within 5 minutes walk.



This diagram show the extensive network around London created by the Super Loop bus service.

Travelling on the Superloop



The site is approximately 20m walking distance from the local parade of shops (food shops, pharmacy, Post Office, restaurants etc). The immediate area is well supported by local amenities reinforcing the reduced requirement to own a car. The aerial photography below shows the proximity of shops to the application site. The orange line reflects the good mix of local shops and the blue dot represents the close proximity of the site.



With respect to the relevant Planning Policy, the London Plan 2021 (Policy T6.1) sets out the parking requirements for residential developments. Criterion E states:

“Large scale, purpose-built shared living, student accommodation and other sui generis residential uses should be car free.”

Following the review of the Use Classes Order that came into effect on 1st September 2020, HMO's for more than 7 residents are considered to be sui generis. As such, in this case the conversion to an 8 bed HMO should not include the provision of additional car parking in order to comply with London Plan policy T6.1E.

Table 10.2 of the London Plan 2021 identifies the minimum cycle parking requirement for developments. The “Sui Generis” category recommends that shared living developments should be treated as studios for the purpose of assessing the level of cycle parking. Table 10.3 identifies that “studios” should be provided with 1

cycle space per unit. As part of the proposals a bespoke cycle storage enclosure will be provided that will be suitable to accommodate up to 8 bicycles.

In conclusion, in order to comply with the London Plan, the proposed development of an 8 bed HMO should not provide any additional car parking. The site is well located to provide access to public transport leading to the principal towns, destinations, and local facilities all within a few minutes' walking time from the property.

To support this development further, the proposal includes secure cycle storage for all of the residents of the property.

ALTERNATIVE TO OWNING A CAR.

Within more local London Boroughs, the "car club" network is expanding. This club allows you to hire a car for the day without the cost and expense of owning a car itself.

Within Hillingdon the club that exists is Hiyacar. This is a network of private owners offering their own cars for hire. Below is an extract from their website explaining how the process works:

How does Hiyacar work?

Hiyacar makes it easy to hire a car, no matter where you happen to be. It works by connecting car owners with those who are looking to hire, and making the hiring process simple and completely stress-free.

With Hiyacar, it couldn't be easier to find a vehicle and arrange a booking. It's just a case of setting up an account and getting it verified, then browsing the wide range of hire vehicles available online. Cars can be searched for by area, so you'll only see the vehicles that are most relevant to you. Drivers can even choose their vehicle preferences and browse according to size, model and price.

Once the right car has been found, book it in just a couple of clicks. The owner will then receive that booking, and can choose whether or not to accept it. If it's accepted, it's just a case of arranging the collection of the vehicle at a time that suits you. That's all there is to it.


Find out more about [how Hiyacar works](#) or contact us if you have any questions.

Where can I hire a car with Hiyacar?

Hiyacar is now being used up and down the UK. We've got a huge number of vehicles for drivers to choose from, meaning you'll never have any problems finding a vehicle that suits you.

Search for your hire car by town or postcode to find the cars in your area, and browse the available vehicles until you find your perfect match. Hiyacar has vehicles available to hire in almost all of the UK's biggest cities, with many options for those in smaller towns too. Browse listings in your area to see which hire cars are available to rent now!

From a quick search it can be clearly demonstrated how easy it is to hire a car. Within 3 miles of the application site there are 18 cars for hire with the closet 2 cars being within 1 miles walking distance.



[List car](#)
[Hire](#)
[Public Sector](#)
[Businesses](#)
[Sign up](#)
[Log in](#)

[Filter your search](#)
[Price](#)
[Make](#)
[Seats](#)
[Transmission](#)
[Type](#)
[More Filters...](#)
[By Distance](#)

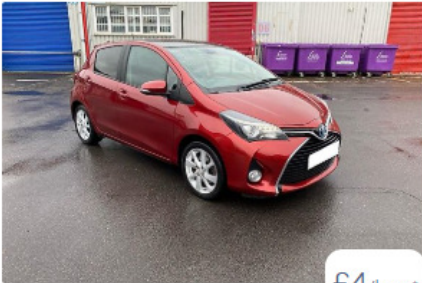
[Up to 3 miles](#)

Showing 1 - 18 of 18 cars


* Prices shown exclude booking fee and insurance, calculated from your driving history and the car. [Learn more](#) about our insurance policy




MINI Cooper
 1.0 mi - Manual - 6 Bookings
 £3/hour*




Toyota Yaris
 2.4 mi - Automatic - New listing
 FAST RESPONSE QUICKSTART
 £4/hour*




Volkswagen Polo
 2.2 mi - Manual - New listing
 £3/hour*



Fiat Punto
 1.0 mi - Manual - New listing
 £10/hour*



Ford Focus
 3.3 mi - Automatic - ★★★★★¹
 FAST RESPONSE
 £3/hour*



MINI One
 1.7 mi - Manual - 26 Bookings
 FAST RESPONSE
 £5/hour*

This further reinforces that car ownership is not required and joining a car club only provides an additional method of transport to the local bus and cycling network.

CONCLUSION

The application site contains off street parking, sufficient to provide parking for 2 cars at one time. Given the nature of a HMO, typically this type of housing tenure does not generally produce a high level of car-ownership. This is partially due to the type of tenure (short term accommodation) and demographic of lower-income tenants.

Furthermore, cycle storage for 8 bicycles will be provided to rear, accessible from the side entrance, for each occupant. This will encourage occupants to make use of alternative methods of transport and further reduce reliance on vehicles.

Directly opposite across the road is a vast selection of amenities from bakeries, convenience stores, restaurants and a pharmacy on Yeading Lane.

The application site is located in close proximity to daily bus services which can be accessed by foot in a matter of minutes, thus further reducing the need for vehicles.

One fundamental point that must be highlighted, and it seems is a concern to the Council's planning team is the number of people living in the property. As it stands, the house is a C3 dwelling that could easily accommodate 6 adults. If you refer to the consented application (5516/APP/2025/3) and the drawings attached to this application, it is clear to see that the 3 large double bedrooms could accommodate 6 people.

The request in this application is to increase that by 2 people to a maximum of 8 people. This proposal would provide an appropriate alternative and greater flexibility for housing in this location. We would submit that the increase of 2 people would not materially harm the local highway network and result in a higher parking requirement and therefore should not warrant a refusal.

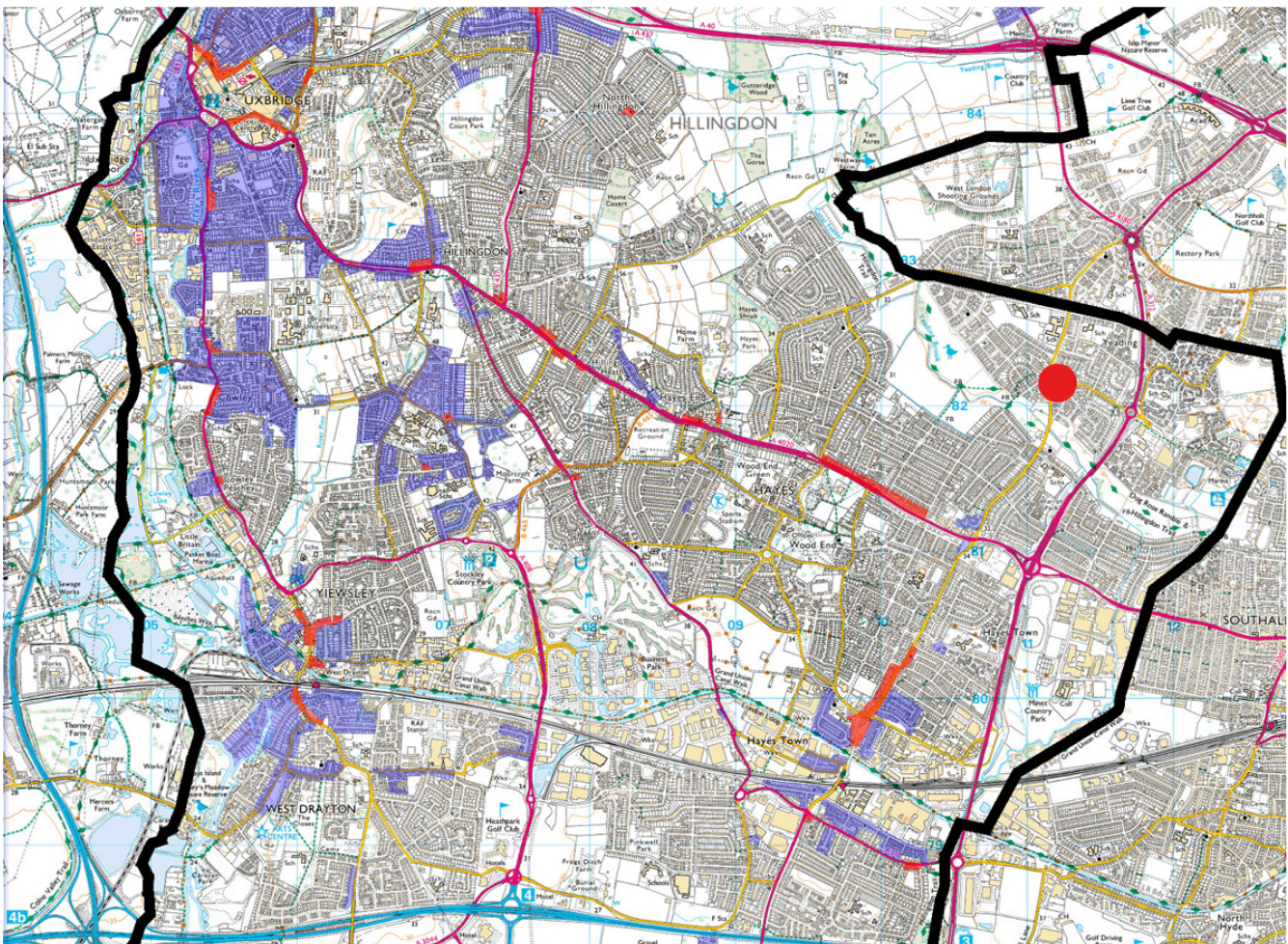
To conclude, given the nature of HMO living, the provision of the local bus network, the secure cycle storage and the opportunity to use a car club if needed, the proposed development is not considered to materially harm the local highway network and therefore should not warrant a refusal.

APPENDIX 1: Hillingdon Council Parking Management Scheme map.

The red dot denotes to location of the application site. Note there is no Parking Management Scheme in place within 1km of the site.

KEY

-  = Borough Boundary
-  = Parking Management Schemes
-  = Stop & Shop Parking Schemes





APPENDIX 2: BUS ROUTES

The following pages are the local bus routes within 50M of the application site.

P	Millington Road
I40	
K	Fairey Corner
L	Hayes & Harlington Station
M	Clayton Road
P	Hayes Town Centre
Y	Fairdale Gardens
W	East Way
V	Avondale Drive
U	Precinct Road
T	Hesa Road
P	Hayes / the Grapes
A	Shaftesbury Way
E	Yeading Lane / Willow Tree Lane
F	Barnhill Community High School
K	Kingshill Avenue
N	Yeading / Tangmere Gardens
V	Yeading / White Hart Roundabout
TE	Sycamore Close
TF	Target Roundabout
TH	Kingston Close
TJ	Alderney Gardens
C	Moat Farm Road
A	Northolt Station
E	Castle Road
NA	Wood End Lane
NB	Danemead Grove
NC	Northolt Park Station
ND	St Gabriel's Church
H	Corbins Lane
P	South Harrow Station
RD	Grange Road
WP	Dudley Road
WR	Shaftesbury Avenue
WS	Treva Avenue
WT	Lascelles Avenue
XI	St Georges Centre
A	Harrow Bus Station
T	Harrow Town Centre

140

Towards Harrow Weald, Bus Garage

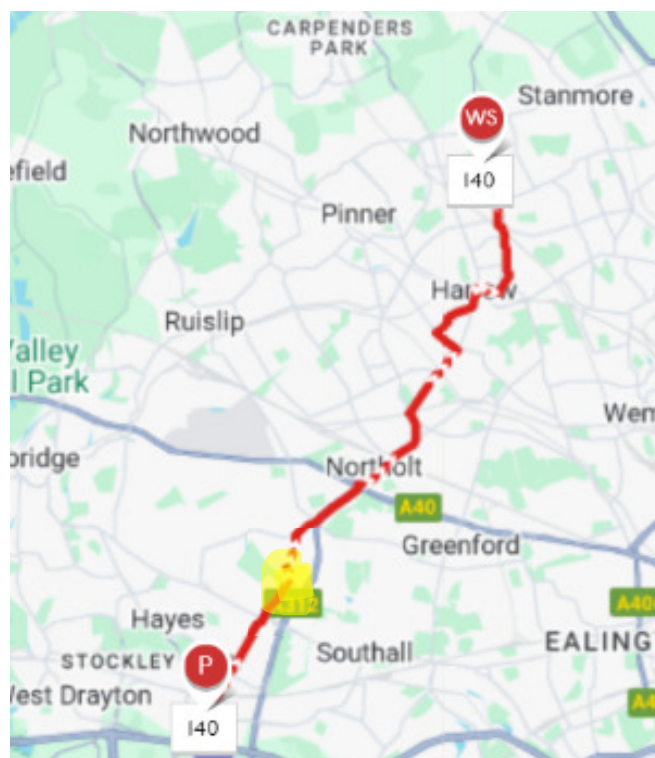
From: Millington Road To: Long Elmes

140 BUS ROUTE:

FROM MILLINGTON ROAD TO LONG ELMES.

- BUS STOP IS 5 MINUTE WALK AROUND THE CORNER (BUS STOP C & E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
 - Hayes & Harlington Station
 - Hayes Town
 - Barnhill Community School
 - Northolt Library
 - Northolt Station
 - S. Harrow Station
 - Harrow Bus Station
 - Harrow & Wealdstone Station

R	Harrow Town Centre / Sheepcote Road
W	Safari Cinema
K	Harrow Civic Centre / Harrow Mosque
N	Harrow & Wealdstone Station
G	The Wealdstone Centre
C	Wealdstone Baptist Church
WP	Salvatorian College / St Joseph's Church
WS	Long Elmes
I40	



696	Conway Drive
→S	Glamis Crescent
→S	Pinkwell Park
→S	Pinkwell Infant School
→S	Pinkwell Junior School
→H	Ross Close
→N	Waltham Avenue
→H	Guinness Close
→S	Pinkwell Avenue
X	Clement Gardens
U	Redmead Road
P	Millington Road
K	Fairey Corner
L	Hayes & Harlington Station
H	Clayton Road
P	Hayes Town Centre
Y	Fairdale Gardens
W	East Way
V	Avondale Drive
U	Precinct Road
T	Hesa Road
Q	Central Avenue
M	Belmore Parade
K	Church Road
TF	Uxbridge County Court
C	Whittington Avenue
→N	Balmoral Drive
Q	Fairholme Crescent
D	The Brook House
H	Kingshill Close
J	Townson Avenue
→S	Gurney Road
J	Kingshill Avenue
Q	Barnhill Community High School
D	Reynolds Road
→S	Homefield Close
→H	Pendula Drive
→H	Peddington Close
→S	Kingsash Drive
→H	Berrydale Road
WA	Aspen Lane
WT	Broadmead Road
→V	Wayfarer Road
S	Yeading Lane
H	Old Ruislip Road
→H	Harvey Road
E	Polish War Memorial

696

Towards Bishop Ramsey School

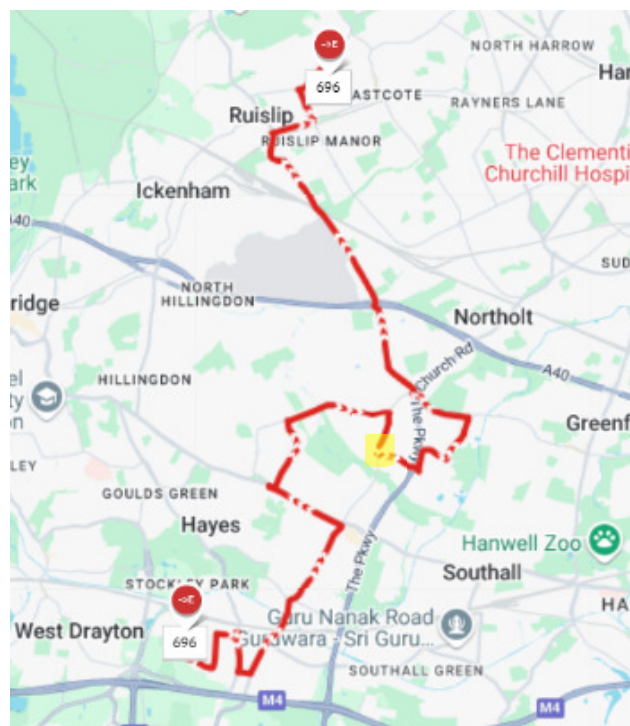
From: Conway Drive To: Hume Way

E696 BUS ROUTE:

FROM CONWAY DRIVE TO HUME WAY.

- BUS STOP IS DIRECTLY OPPOSITE APPLICATION SITE (BUS STOP D) OR 1 MINUTE WALK A ROUND THE CORNER (BUS STOP E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
 - Hayes & Harlington Station
 - Hayes Town
 - Uxbridge County Court
 - Barnhill Community High School
 - Polish War Memorial
 - RAF Northolt
 - Ruislip Gardens Station
 - Ruislip Manor Station

D	Station Approach
D	R A F Northolt
S	Ruislip Gardens Station
C	Berkeley Close
E	Northdown Close
→N	Grosvenor Vale
K	Ruislip Rugby Football Club
C	Ruislip Manor Station
→N	West Hatch Manor
→E	Hume Way
696	



C	Whittington Avenue
697	
->N	Balmoral Drive
Q	Fairholme Crescent
G	The Brook House
H	Kingshill Close
J	Townson Avenue
->E	Gurney Road
J	Kingshill Avenue
Q	Barnhill Community High School
C	Yeading Lane / Willow Tree Lane
B	Shaftesbury Way
Q	Hayes / the Grapes
O	Central Avenue
M	Belmore Parade
K	Church Road
F	Uxbridge County Court
B	Rosedale Park
XE	Park Road
XF	Hayes End
XH	Morgans Lane
XJ	West Drayton Road
UH	New Road
UJ	Hillingdon Heath / Lees Road
UK	Hillingdon Primary School
US	Crescent Parade
UT	Clifton Gardens
->N	Oak Farm Library
->N	Grosvenor Crescent
A	Hillingdon Station
->N	Swakeleys Drive
->N	Douay Martyrs School
D	Ickenham Station
697	

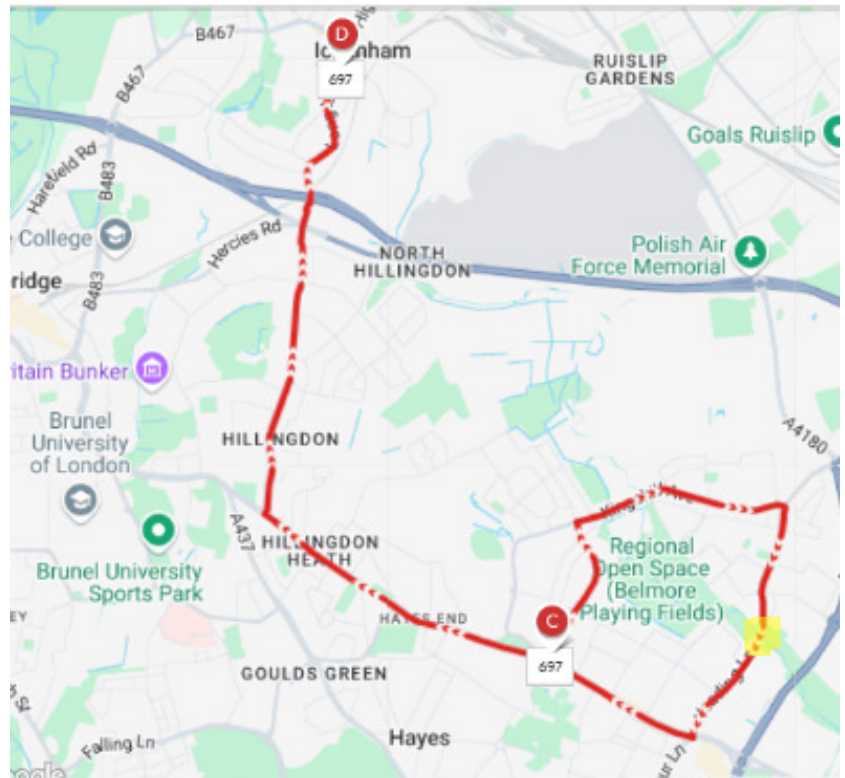
697 Towards Ickenham

From: Whittington Avenue To: Ickenham Station

697 BUS ROUTE:

FROM WHITTINGTON AVE. TO ICKENHAM STATION.

- BUS STOP IS 5 MINUTE WALK AROUND THE CORNER (BUS STOP C & E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
 - Hayes End Lansbury Drive
 - Yeading
 - Hayes End
 - Hillingdon Station
 - Ickenham Station.

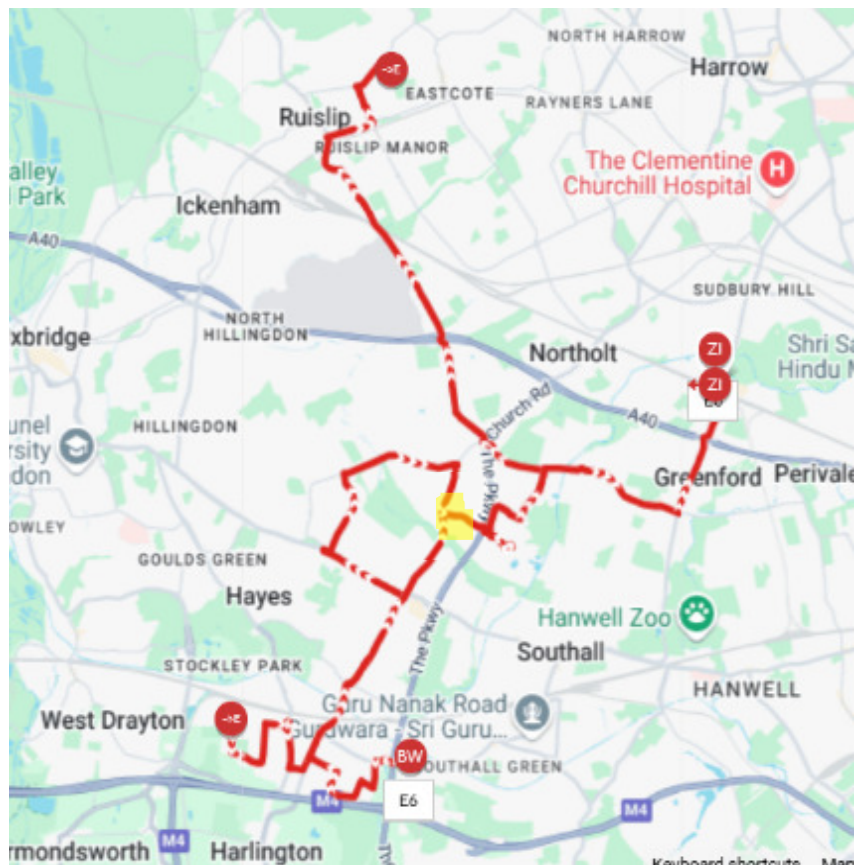


BW E6	Bulls Bridge Tesco
S	Roseville Road
SW	Crowland Avenue
S	Crowland Avenue
U	Redmead Road
P	Millington Road
K	Fairey Corner
L	Hayes & Harlington Station
M	Clayton Road
P	Hayes Town Centre
Y	Fairdale Gardens
W	East Way
V	Avondale Drive
U	Precinct Road
T	Hesa Road
P	Hayes / the Grapes
A	Shaftesbury Waye
D	Reynolds Road
E	Homefield Close
E	Jollys Lane
E	Yeading Tesco
S	Yeading Retail Park
N	Pendula Drive
N	Paddington Close
E	Kingsash Drive
N	Berrydale Road
WA	Aspen Lane
WE	Broadmead Road
WF	Adrienne Avenue
EG	Greenford High School
EH	Eastmead Avenue
H	Pembroke Road
J	Greenford Broadway
W	Ruislip Road East
X	Costons Lane
EE	Cowgate Road
GG	Ingram Way / Bridge Hotel
HH	Uneeda Drive
E6	Greenford Station

E6 BUS ROUTE:

FROM BULLS BRIDGE TESCO TO GREENFORD STATION.

- BUS STOP IS DIRECTLY OPPOSITE APPLICATION SITE (BUS STOP D) OR 1 MINUTE WALK A ROUND THE CORNER (BUS STOP E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
 - Greenford Station Rockware Avenue
 - Greenford Broadway
 - Greenford High School
 - Yeading Tesco
 - Yeading Retail Park
 - Hayes The Grapes
 - Hayes Town Centre
 - Hayes & Harlington Station
 - Bull's Bridge Tesco



SL9



Superloop bus towards Harrow Bus Station

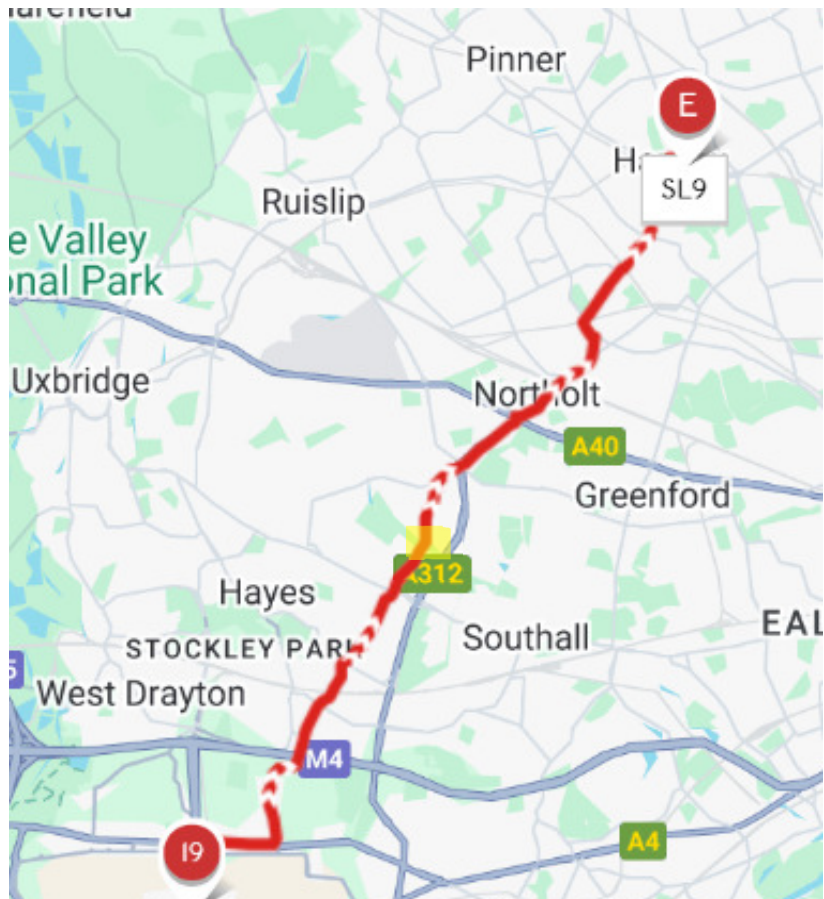
From: Heathrow Central Bus Station To: Harrow Bus Station

SL9 SUPERLOOP BUS ROUTE:

FROM HEATHROW CENTRAL TO HARROW BUS STATION

- BUS STOP IS 5 MINUTE WALK AROUND THE CORNER (BUS STOP C & E) – SEE HIGHLIGHT ON BUS ROUTE & MAP.
- THE PRIMARY LOCATIONS THE BUS STOPS AT:
 - Harrow Bus Station
 - South Harrow Station
 - Northholt Park Station
 - Yeading White Hart
 - Yeading Silston Close
 - Yeading Tangmere Gardens
 - Yeading Lane Willow Tree Lane
 - Hayes The Grapes
 - Hayes Town Centre
 - Hayes and Harlington Station.
 - Harlington High Street
 - Harlington Corner.

I9	Heathrow Central Bus Station
SL9	
N	Harlington Corner
R	Harlington High Street / Sipson Lane
L	Hayes & Harlington Station
P	Hayes Town Centre
P	Hayes / the Grapes
E	Yeading Lane / Willow Tree Lane
N	Yeading / Tangmere Gardens
V	Yeading / White Hart Roundabout
A	Northolt Station
NC	Northolt Park Station
F	South Harrow Station
F	Harrow Bus Station
SL9	

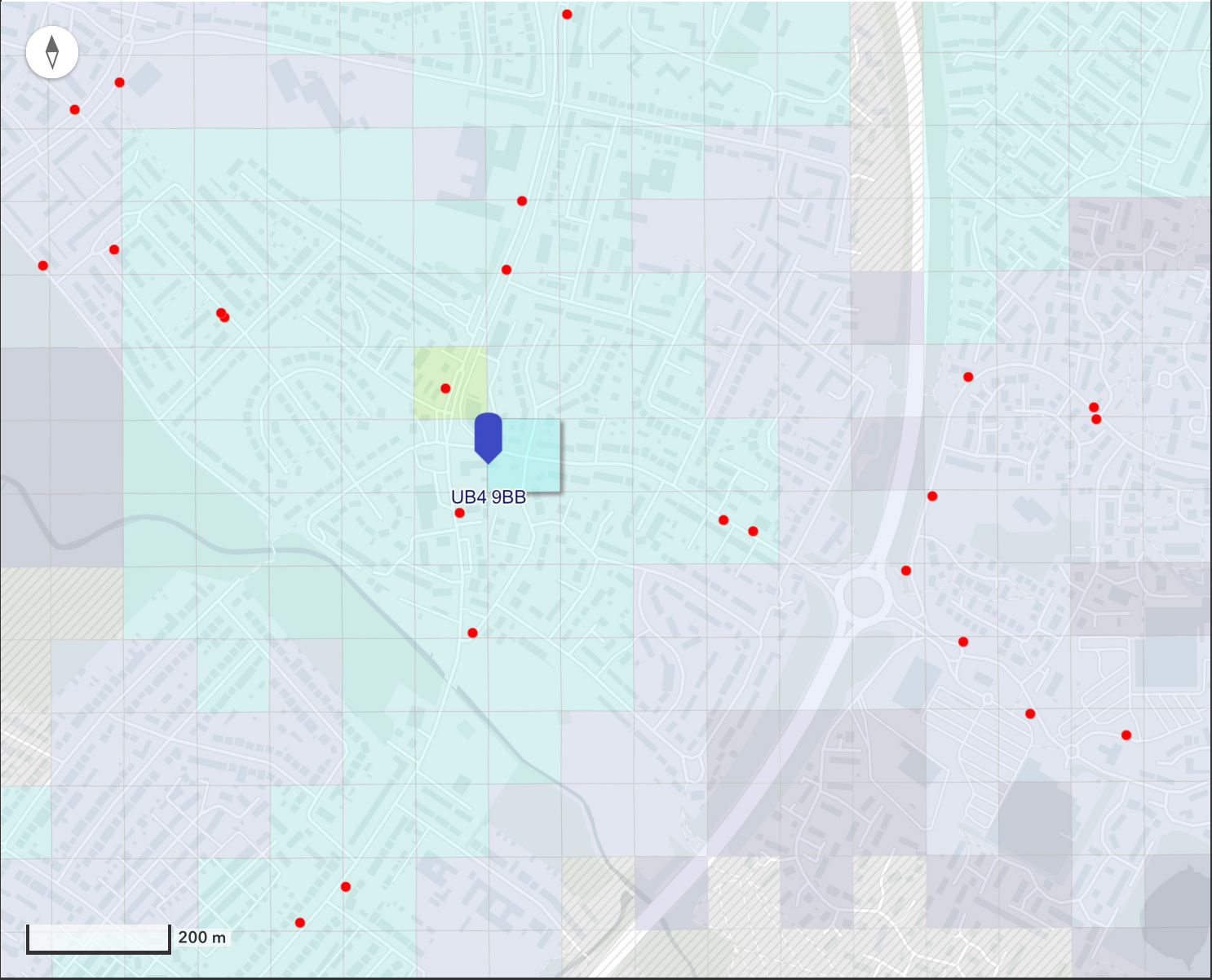




APPENDIX 3: PTAL REPORT


The following pages is the PTAL report downloaded from the Transport For London website.


PTAL Report





- TfL Stations


Underground Stations



- National Rail Stations



- Bus Stops


- Elizabeth Line Stations

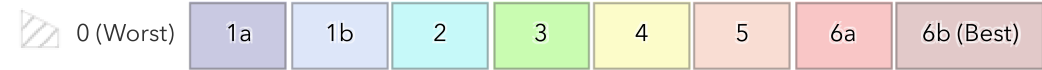

- DLR Stations


- Overground Stations


- Tramlink Stations



PTAL 2023 RESULT



PTAL 2023 Score

2

Grid ID: 88701
Coordinates: 511245,182152 (BNG)

Calculation Parameters

Day of Week: Monday-Friday
Time Period: AM Peak
Walk Speed: 4.8 km per hour
Bus Walk Access Time Threshold: 8 mins
Rail Walk Access Time Threshold: 12 mins



Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Shakespeare Avenue	140	7.50	191.29

Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Reynolds Road	E6	4.67	56.10

Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Shakespeare Avenue	SL9	5.00	191.29

Mode	Stop	Route	Service Frequency	Walk Distance (m)
BUS	Stratford Road	E9	4.67	498.85